

Town of Otis
Planning Board Meeting Minutes July 14, 2025

Call to order 7:03 PM

- Roll Call:
Mark Anthony-Chair
Hal Kobrin
Ross Knowles
Gordon Middleton
John Fletcher

- Public Hearing: Special Permit Beech Plain Road
Mark, Open the public hearing
Christina, reviewed the public notice information

-Public Notice was posted to the Town Website and in the Town Hall on 6/24/25 at 10AM

-Public Notice was published in the Berkshire Eagle on 6/27/25 & 7/4/25

-Notices to Abutting Properties and abutting Towns were sent out via certified mail on 6/28/25

-Notice was not sent to one property owner located in Sandisfield that may be within the 300'. Robert & Ellen Meeropol, 84 Musante Dr, Northampton, MA

-Note: Robert Meeropol is present and participated in the public hearing.

*(Public Notices and copies of Certified mailings are attached)

SK Design is here to discuss permit application and bylaws that note why a special permit is required for the driveway. A special permit for a driveway of 16% grade is allowable under the bylaws as long as the driveway provides safe and reasonable access for fire and emergency vehicles.

*Read letters from Otis Police and Otis Fire into record. (letters attached)

SK Design, key thing to note is that this driveway is not the only access to the property, if safety was a concern there is a second access

The primary use would be coming from the Otis driveway, with the Sandisfield driveway as secondary

The driveway is steep but will be paved, the Sandisfield driveway is flatter but not as user friendly in some situations.

This special permit is for the driveway itself NOT the use of the property, the use requires a separate permit from the Otis Zoning board, this has not been filed, this is separate.

A permit has been applied for in Sandisfield for commercial use, the Sandisfield select board needs to sign off on the use of the driveway for commercial purposes.

Hal, questions on drainage

SK, pitches away from building, drainage swales on both sides, driveway will be paved, culvert will be put in at end of driveway at the direction of public works department, rip rap swale, no proposed retention.

Mark, were any studies done on drainage

SK, no not specifically on drainage, only on groundwater recharge regarding pervious and impervious areas, rooftop and groundwater runoff for property as a whole not specifically the driveway.

Mark, open comments and questions to the public but want to remind all this is regarding the driveway specifically and not the use of the property.

Hal, specifically the change of the driveway from 10% pitch to 16%

Ken Woolfe, 33 Lake Shore Dr., OWL

Does pertain to both, moving forward on the driveway variance is putting the cart before the horse, this biases town and others decision making, opposition to entire proposal for development and commercialization of the property, approving the variance is premature and prejudicial, needs to be looked at in the larger context, runoff is important, we already have runoff issue on beech plain road so before approval we need clear understanding.

SK, Just to clarify, we are not asking for a variance, we are asking for a special permit, they are different this is not a variance, by laws state a special permit can be granted.

Alex Nikituk (Property Owner), we don't believe this is putting the cart before the horse, zoning is currently residential, even to build a home on the property you need a driveway in Otis, driveway as currently planned is best most feasible option, weather it is for residential or commercial.

Ken Schwartz, 315 Tamarack Trail, Sandisfield, OWL

Senior partner and director of planning VHB, prepared plans zoning studies, exc, environmental permits, in his career

Community engagement is key to project success, outreach engagement has not been great with OWL, lack of trust with community, the owner took down over 100 trees without advanced notice, owner filed with planning board without prior notice, no acknowledgement with immediate abutters, 2 homes located less than 250 ft, members of board had productive face to face meeting with owners just the other day.

New driveway at 16% far exceeds 10 % , far above allowable limit

Adding a new steep driveway is dangerous, the applicant has not looked at any design options that is less than 10%

Have they been in contact with fire and police, this information was not included in original application

Concern on road which is OWL only access will become commercial welding operation

We want to work with the town and owner to find better location that doesn't require variance.

J Nanda, Beech Plain Road, right across the road from the property

Letters read into record from police and fire mention emergency access but not traffic and other safety concerns, Runoff has already been mentioned another concern, There are better places for this business, This requires a lot of hurdles to put this business in this location, there are better locations. This is not an ideal spot for this business, lack of engagement with community can all be forgiven but use of driveway and need for this to be 16% is not included in this application, 4 acres of land why can they not minimize grade of driveway. Until all is fully understood, additional time and information is needed.

Robert Meeropol, 314 Wood Lands Way, Sandisfield, OWL

Were not notified, because they were in Sandisfield

All those trees cut down was heartbreaking and no notice for the trees was not neighborly People don't abide by speed limit, 30 mph speed limit then goes up to 45 mph, people are going 40-45 mph entering beech plain road, how many feet between mouth of driveway and rt 8, blind corner, this is a major safety concern, opportunity to make it safer, having moved here a few years ago, came here to be in the woods and are residents of Western MA since 1970, want this area to prosper, support local businesses, just don't think this is the right way to go about it

Mark, How much traffic will be used for this driveway?

Alex Nikituk, Business owner,

We started this business in 2019, live on Smith Road off of Beech Plain Road

1 mile up the street

Family-owned small business, full time since 2022,

All current business traffic currently goes down Beech Plain Road,

At most we get 2 steel deliveries per month

This property will only move business closer to rt 8

3 employee vehicles in and out every day

Large part of business happens off site with inspections and other business

Communication- we reached out to OWL long before we started any site work, they didn't communicate to their people, we have had an open line of communication

Once we started site work there was no communication except through lawyers, not until this meeting that we received phone calls from OWL president

Location- if you look at the lot there is no other location to put a driveway, the rt 8 side is too steep and within the river buffer zone, this is the most effective location

Safety- I have children at Farmington River School, family lives in Otis, we are up and down that road every day, I would not put in anything that would be unsafe and put my family at risk. I agree Beech Plain Road turn from rt 8 is an issue that should be addressed, but it has nothing to do with this driveway.

We have over 50 signatures of support from members of the public, there may be some opposition here but there are many others in support of this in town.

Joan Katter, 318 Lakeshore Dr, Sandisfield, OWL

Concern about when he is looking at selling in 50 years what other commercial owner will buy it.

Hal, to be clear this special permit is not about commercial property, this hearing is regarding the driveway for a property that is currently residential, this is proposing to change the grade of the driveway from 10% to 16%.

Otis second homeowner in OWL,

The first call from owners was after the trees were cut down

Commercial use of driveway is related, this application does not show why we cannot have a 10% driveway, engineering doesn't show why it cannot be 10%

Why does it need to be 16%.

SK, can address the need for 16%.

We need to get from point A to point B. Cannot change point A which is the road. We can choose where we connect to the road but cannot change the location or elevation of the road. Where the proposed building is, lowering site by a few feet, need to get from that location down to road which gets us 16%, if we lowered the building significantly might be able to get to 10% but that is unrealistic and other site restrictions prevent that, river buffer zone also an issue.

Hal, It isn't just a matter of cutting and creating a grade, can only change site so much, and cannot change road.

SK, Can we push building any further back into property. No, we cannot push back into Sandisfield, property was a gravel pit for OWL, over the years it has been filled in with stumps and rocks, it is disturbed soil and you cannot build on top of disturbed soil, that eliminated 90% of the lot.

Steve Weiner, 305 Wood Lands Way, Sandisfield, OWL

Concern on driveway and runoff. With a welding site, there is metals and hazardous waste, want proof there will not be a concern with this.

Hal, the grade of the driveway does not change contaminant in runoff.

Building on Otis side, they need access from Otis, we are only addressing Otis site.

John fletcher, Where does grade start near building, elevation of building related to road, how much flat area near building exists.

SK, building elevation is roughly 10 ft higher than road, flat near building and then 90% of driveway is at 16%.

Elizabeth Goodman, attorney represents OWL club board of directors

Filed a letter sent today, purpose of the letter is to request the planning board to continue hearing at least for a month, just discussed issues with OWL board, one issue is location

and use of building, because driveway is connected to a proposed building in a certain location, it may be negotiation results in change in location of the building, only got access to letters from fire and police today, these letters only mention Sandisfield access is safe and does not comment on Otis driveway safety and access, applicant wanting to keep the project out of conservation commission area does not mean it is best, ask that the board continues meeting to allow OWL and other residents to address concerns.

*(Letter attached)

Ross, comment on fire letter, Sandisfield driveway is sufficient for emergency access, this driveway would just be secondary, currently no issues with current business traffic going down same road.

Mark, Otis Woodlands has about 220 dwellings in their community and the only way to access it for the residents, police, fire and EMS is by driving into Sandisfield and up Woodland Way.

Stacey Schults, Has the planning board approved other increased grades for driveways.

Mark, yes recently approved one with 13% but it was gravel, was for residential and apartment use, in the last 6 months.

Hal, have approved many others in the past, lots of hills in this area so the need does come up.

Lissa Treasure, Sequena Dr, OWL

Have there been issues with that grade when there is approval for the increased grade, any dangerous issues, or has it been fine.

Hal, no issues have ever been brought to my attention, one main concern we look at is water runoff, and access, water coming out onto town road.

Lissa Treasure, Sequena Dr, OWL, yes and discharge boxes are proposed specifically installed to collect runoff.

Ashley Nikituk, other business owner

Our existing driveway is 15% and we have no issues.

Ed Kahlstrom, 252 North Beech Plain Rd, Sandisfield

Lived there for over 20 years, Concern with people not stopping coming down the hill from the Woodlands, that is a safety concern, moving the driveway down to this proposed location might prevent this and help with safety, this new driveway would help, current runoff from woodlands is bad, this new driveway had drainage and does address runoff and would be improvement.

Jonathan Treasure, Sequena Dr, OWL

Full time residents, minority of full time residents, aware it is challenging for fire services to reach this area in order to reach current fire, there is a large number of properties currently in OWL where grade is over 16%, just want to point out there is disingenuous comments coming from people here, first time full time residents have been requested to come here by OWL, disingenuous.

Ross, had mentioned he spoke with the highway department,

Alex Nikituk, Yes, Mr. Porier evaluated where driveway needed to be

*PB received copy of highway curb cut approval today, was issued 2/18/25
Note to include 12" culvert, approval from highway department.

William Obrien,

Member of Otis fire department and Emergency Management Director for the Town of Otis, personally plowed Jones road and it is steeper than 16%, never had an issue, it had proper drainage design, if proper drainage design there is not an issue, Comment on fire access, we can access 16% if necessary, but yes Sandisfield access is sufficient.

Mark, Any further comments.

Mark, motion to close the public hearing, Gordon second, all in favor.

- Planning board discussion on Special Permit

Ross, have no problem with it, we have highway, fire, and police approval, no one has shown to me why 16% is a problem.

John Fletcher, we are required to review based on bylaws, required to prove highway, fire, and police have no issue, they have done that here.

Gordon, have no issue with it, detailed application, answered all questions.

Hal, would have approval focused on driveway grade and in no way comment on business or use.

John, motion to approve special permit, Ross second, all in favor.

Alex Nikituk, we have provided contact information to OWL, if anyone has a question comment or concern, please reach out we would love to meet and discuss.

Gordon, comment zoning meeting is strictly zoom just so everyone is aware when the time comes.

- Approval of June 9, 2025 minutes
Hal motion to accept, Ross second, all in favor.
- Table Master Plan Update, no current updates
- Discussion on Seasonal Community Designation

Another listening session sent out from BRPC

Stacey, if we accept the seasonal designation, a specific percent of housing will need to be designated affordable housing, based on a percentage of income, will correlate of income of people that live here, don't go over a certain percent of income to go toward housing cost for each person, percent of the income of the people who live here

Hal, how much do you spend on housing, food, medical, exc

Stacey, affordable housing does not mean low income, they have redefined affordable based on income, percentage of persons income, percentage of housing stock should be affordable, within the percentage of average income of people living in that space

Hal, if it exceeds the percentage then it's not affordable

Stacey, no matter the type of house it would need to be within the range of people who can afford, has not been approved yet it is what they are talking about

John, most of Otis is single family homes, can have tiny homes, duplex, four plex, exc . Workers that live in Otis such as school workers, highway workers, exc may not be able to afford currently available homes

Stacey, single family homes can still be affordable, not currently a formula to designate these as affordable, tax increase for second homeowners,

Hal, tax increase for second homeowners is wrong

Ross, that would destroy property values

Stacy, second homeowners can afford it, Otis taxes are already lower than all surrounding towns, this is what is being discussed in info sessions, none of this is final yet

John, why is it reasonable,

Stacy, need to keep services at a higher level with seasonal communities and the burden is placed on people who live here year-round, and residents often have lower income than the seasonal second property owners, need more police and emergency services because of seasonal increase in people

Stacy, if we raise taxes we can afford more services, this is being discussed in these info sessions, important to stay informed and involved,

- Election of Board Chair
John nominated Mark, Ross second, all in favor.
- Any other business old or new.
- Mark motion to adjourn 8:30 PM, John second, all in favor.

Attachments:

Copies of Public Notice and Certified Mailing Receipts

Correspondence from Otis Police Department

Letter from Otis Fire Department

Otis Highway Department Driveway Permit

July 14, 2025 Letter from Elisabeth C. Goodman

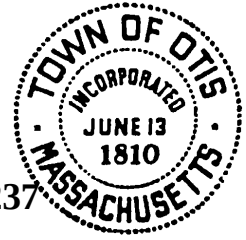
July 14, 2025 Letter from Donna and Sean Norman

July 14, 2025 Planning Board Meeting Sign In Sheet

Town of Otis

Planning Board

Town Hall, One North Main Road, Otis, MA 01253-0237
(413) 269-0100



June 25, 2025

Notice of Public Hearing

The Planning Board for the Town of Otis will hold a public hearing on Monday, July 14, 2025 at 7:00 pm at the Otis Town Hall (1 North Main Road, Otis, MA) to hear the application of Berkshire Fabrication Solutions, LLC, for a Special Permit under Section 5.3.2.2 of the Zoning By Laws of the Town of Otis for the purpose of a driveway that will exceed 10%. The proposed driveway is 16% and is located on Beech Plain Road, known as Tax Map 10F, Lots 60, 61, and 62.

Any person interested, or wishing to be heard should appear at the time and place designated. If unable to attend please submit comments in writing to the Otis Planning Board, 1 North Main Road, PO Box 237, Otis, MA 01253-0237. Failure to make recommendations on this matter shall be deemed lack of opposition thereto. The application of this proposed Special Permit is on file with the Town Clerk and may be inspected by making arrangements with the Town Clerk.

All interested parties are invited to attend.

Public Notices

removal of trees in the buffer zone
Notice of Intent Application submitted by Jeanette Vartigan, 483 Otis Road, Map 204, Lot 144, MA-DEP 102-0497 file number for installing a cement walkway in the buffer zone.
Request for Determination of Applicability Becket Woods & Maintenance District for hand pulling invasive weeds in the resource area

Ad# 95046
06/27/2025

Legal Notices
Public Notice

Please take notice that Ashuelot Park LLC, the owner of a private way running from South Street, Dalton, Massachusetts, to Hubbard Avenue, Pittsfield, Massachusetts, hereby gives public notice to all persons that it intends to prevent everyone from acquiring an easement or right of way over or across the said parcel of land and to prevent everyone from acquiring any interest in said parcel of land. Further, Ashuelot Park LLC, shall close said parcel of land to all persons for a minimum of 24 hours commencing on or before 12:01 am, July 4, 2025.

AD# 94850
06/27/2025

PUBLIC NOTICE

DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM

Notice of Simplified License Application pursuant to M.G.L. Chapter 91
25-WW-PRE-0066-APP

Public Notices

NOTIFICATION DATE: June 27, 2025

PERMITTEE: Abby Pratt

PROJECT SITE ADDRESS: 10 Water Street, West Stockbridge, MA 01266

Public notice is hereby given of the application for a Chapter 91 Simplified License by Abby Pratt to construct/maintain a footbridge support in the waters of Williams River, 10 Water Street, West Stockbridge, Berkshire County, MA 01266.

The Department will consider all written comments on this Waterways application received by within 30 days of the "Notification Date". Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five citizens who are residents of the municipality in which the proposed project is located.

Project plans for this Waterways application are on file for public viewing electronically, by request to dep.waterways@mass.gov. If you do not have access to email, please leave a voicemail at (617) 292-5929 and you will be contacted with information on alternative options.

It is recommended that public comments be filed electronically with dep.waterways@mass.gov when possible. Alternatively, comments may be mailed to the Waterways Regulation Program at:

Public Notices

1 Winter Street, 5th Floor, Boston, MA 02108.

Ad# 95020
06/27/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Berkshire Division
44 Bank Row
Pittsfield, MA 01201
(413) 442-6941

INFORMAL PROBATE
PUBLICATION NOTICE
Docket No. BE25P0482EA

Estate of: Gerald Henry Mose Tatro
Also known as: Gerald Tatro & Gerald H. Tatro
Date of Death: 03/31/2025

To all persons interested in the above captioned estate, by Petition of Petitioners Audrey Volf of Lanesboro, Massachusetts, and Jared Tatro of Pownal, Vermont.

Audrey Volf of Lanesboro, Massachusetts and Jared Tatro of Pownal, Vermont have been informally appointed as the Co-Personal Representatives of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties

Public Notices

are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

James J. Sisto, Esq.
33 Main Street
North Adams, MA 01247

Ad# 94989
06/27/2025

The Berkshire Eagle

EARLY DEADLINES
WEEK OF JULY 1-8
PUBLIC NOTICES & DISPLAY ADS

For publication Wed., 7/2, deadline Mon., 6/30 @ noon
For publication Sat., 7/5, deadline Tues., 7/1 @ noon
For publication Thurs., 7/3 deadline Tues., 7/1 @ noon
For publication Fri., 7/4 deadline Wed., 7/2 @ noon
For publication Mon., 7/7 (online only) deadline Wed., 7/2 @ 4pm
For publication Tues., 7/8 deadline Wed., 7/2 @ 4pm

In column ad deadlines remain the same with the exception of 4pm on Wednesday for publication on Thurs., 7/3, Fri., 7/4 and Sat., 7/5

Notice of Public Hearing

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Public Notices

Solutions, LLC, for a Special Permit under Section 5.3.2.2 of the Zoning By Laws of the Town of Otis for the purpose of a driveway that will exceed 10%. The proposed driveway is 16% and is located on Beech Plain Road, known as Tax Map 10F, Lots 60, 61, and 62.

Any person interested, or wishing to be heard should appear at the time and place designated. If unable to attend please submit comments in writing to the Otis Planning Board, 1 North Main Road, PO Box 237, Otis, MA 01253-0237. Failure to make recommendations on this matter shall be deemed lack of opposition thereto. The application of this proposed Special Permit is on file with the Town Clerk and may be inspected by making arrangements with the Town Clerk.

All interested parties are invited to attend.

AD# 95000
06/27/2025, 07/04/2025

TOWN OF LANESBOROUGH
CONSERVATION COMMISSION
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Lanesborough Conservation Commission will hold a Public Hearing on Monday, July 7, 2025 at 6 pm for a Request for Determination submitted for construction of garage, driveways, and associated grading at 545 South Main Street, Lanesborough MA. The meeting will be held in person in the Lanesborough Town Hall Community Room. Information regarding remote access through the Zoom platform can be found on the posted agenda. Comments may be sent to the Lanesborough Conservation Commission at 83 North Main Street, P.O. Box 1492, Lanesborough, MA 01237 or via email at lanesboroughconservation@gmail.com
Stacy Parsons
Agent, Lanesborough Conservation Commission

Ad# 94996
06/27/2025

TOWN OF GREAT BARRINGTON
NOTICE OF PUBLIC HEARING

The Selectboard will hold a Public Hearing on Monday, July 14, at 6:00 PM at 334 Main Street, Great Barrington, MA 01230, to act on the application of Air Hospitality, LLC for transfer of license and change of manager for the All Alcoholic Beverages on-premises liquor license at 312 Main Street, Suite 1, Great Barrington, MA 01230. Proposed manager: Joshua Tracy Irwin

Stephen Bannon
Selectboard Chair

AD# 94944
06/27/2025

Houses For Sale

PRICE REDUCED

Williamstown,
1471 Cold Spring Rd.,
1600 sq. ft. cape. 1 acre lot. 3 bedrooms, 2 baths. Newly updated kitchen. Hardwood floors. New roof with 50 yr warranty. Solar panels. 2 car attached garage. Many extras. \$479,000.
OPEN HOUSES, Fri, 6/27, Sat 6/28 & Sun., 6/29, 10-4 or call to schedule appointment, 413-597-1633.

Apartment Rentals

3 ROOM APARTMENT taking applications. 413-442-2079

ALL RENTALS

THE TOP 10 REASONS TO READ YOUR LOCAL NEWSPAPER

REASON 4

4. Your car is kaput.

Help Wanted

PROPERTY MAINTENANCE needed for property maintenance of a local housing authority. 15 hours a week to assist with our full-time maintenance. Job involves unit turnover, grounds maintenance, minor repairs, snow removal, spring and fall clean up periodic on-call coverage. \$22.00 per hour. Applicants must have a valid driver's license and pass a criminal background check. Submit employment history and references to:

Executive Director,
Dalton Housing Authority
293 High Street
Dalton, MA 01226
Phone: 413-684-2493
SGregory@daltonhousing.org
Equal Opportunity Employer

Home Health Care Provided

CNA AVAILABLE

Days & Overnights
FOR PRIVATE CARE IN YOUR HOME
Red Cross licensed. Experience with dementia, diabetes, medication, rehab & hospice care. References. Cooking, gardening, pet exp.

Call 413-449-3273.

Tag Sales

ESTATE SALE. 7 CYNTHIA LANE, Pittsfield, Saturday June 28th 8-4, Sunday June 29th 9-3. Sale features Southwest, Mexican, African, Bakelite and more jewelry, vintage beads, pair of John Stuart Rosewood campaign style chests, FABULOUS Mitchell Gold and Bob Williams chrome chairs, sofas, stacked lucite standing lamp, antique weathervane, French country style rush seat settee, chair and rocker, marble top bombe chest, painted lingerie chest, country cherry dining room seat, carved server, leather top stacking tables, many antique country tables, rustic country cabinet, desk, upholstered chairs, Biedermeier style vanity, mirrors, Jaeger Le Coultre #36 table clock, sterling Gorham tea set, Seiji Ozawa BSO signed print, blue and white dishes, Talavera lamps, dishes, Manual Olivas seed jar, other Mexican pottery, kitchenware, art, rugs, lighting, many clothes and shoes, several mink coats, wraps and more, purses-Bakelite, needlepoint, vintage, leather and so much more. Pictures on Heaven Sent Estate Sale's Facebook Page.

ESTATE SALE

149 HURLBURT RD.
GT BARRINGTON
SAT, 6/28 9-2
Antique & New Furniture, Antique Blanket Chest, Chest of Drawers, Mahogany Drop-Leaf Table & Chairs, End Tables, Antique Wicker Lounge & Chair, China, Collection of Insulators, Record Players, Comstock Wood Stove, Tools, Air Conditioners and More.

ESTATE SALE

476 Dingle Road, Worthington
Saturday, June 28
& Sunday, June 29
9 - 4
More than 70 year of accumulation! Includes tools, boating, fishing, camping, Railroad, household, vintage & mid-century, washer, dryer, new chest freezer, chainlink fence rolls, large number of chairs.

ESTATE SALE by Crossroads Estate Solutions — 2 Emily Ct, Blue Hill Commons, Great Barrington. Saturday 6/28, 9 AM—3 PM & Sunday 6/29, 10 AM—1 PM. Beautiful furniture, décor, art, kitchenware & more. Don't miss this lovely home full of quality items! Photos and more details on EstateSales.NET

PITTSFIELD, 1186 WEST HOU-SATONIC ST. Saturday & Sunday, June 28 & 29, 9am-3pm. Lots of tools, garage items, household items, and more.

PITTSFIELD, 14 HOLLISTER ST. Saturday & Sunday, June 28th & 29th, 9am-4pm. Moving sale. Everything must go, make an offer.

PITTSFIELD, 29 SOMERSET AVE. Sat. & Sun., 6/27 & 6/28, 9am-2pm. Much guitar, tube amps, musical gear, tools, furniture, and toys. A little of everything. No trades, no early birds.

PITTSFIELD, 541 WEST ST. Sat & Sun, 6/28 & 6/29, 9am-4pm. Furniture, buffet tables, antique walnut dining set, dressers, antique desk, antiques, tools, outdoor decor, chainsaw, BBQ grills, full weight set with all weights, clothes/ miscellaneous. 944 1986 Porsche.

★ NEW AD TODAY ★

PITTSFIELD. Garage sale 30 Alfred Drive, Tools, sockets, wrenches, Engine Stand, tables, household goods, china, Fri. Sat., 9 to 2.

IT'S THE CONVENIENCE that keeps people coming back to the great deals found in the classifieds.

NORTHERN BERKSHIRE HOMEFINDERS

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Executive Director

South Mountain Concerts – Pittsfield, MA



South Mountain Concerts, a historic chamber music presenter in the Berkshires since 1918 renown for performance excellence, seeks a part-time Executive Director to lead operations and community engagement. Located on a scenic 59-acre hilltop in Pittsfield, Massachusetts, our organization hosts five remarkable concerts each fall in a 440-seat concert hall known for its superb acoustics.

The Executive Director will serve as the public face of the organization, working closely with the Artistic Director, who oversees programming, and the Board of Directors. Responsibilities include concert coordination, marketing, volunteer and facilities management, financial oversight, and community outreach—including a scholarship program for young musicians.

Qualifications:

- Experience in non-profit or arts management
- Strong communication, organizational, and customer service skills
- Proficiency in event planning, marketing, and technology

Details:

- Part-time, flexible schedule
- Will need to reside near Pittsfield, MA
- Salary: \$50,000/year, commensurate with experience

To Apply:

To request more information or submit a cover letter and resume in confidence, please send to careers.southmountainconcerts@gmail.com

Learn more about us at: www.southmountainconcerts.org

Only candidates selected for further consideration will be contacted. No phone calls, please.

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE	
Certified Mail Fee \$ 4.85	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 13	
Total Postage and Fees \$ 5.58	

Sent To Amicilia Catharin
Street and Apt. No., or PO Box No.
28 Great Oak Rd
City, State, ZIP+4®
St James, NY 11780

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
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☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 13	
Total Postage and Fees \$ 5.58	

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North Adams, MA, 01747

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®.

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☐ Return Receipt (hardcopy) \$	
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PO Box 151
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Postage
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Postage
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OSSINGA, NY 10562

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Postage
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Total Postage and Fees
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Postage	\$ 73
Total Postage and Fees	\$ 5.58

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City, State, ZIP+4[®]

Monterey, CA 91245

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Postmark
Here



Berkshire Fabrication Solutions LLC <berkshirefabrication@gmail.com>

Re: 43 N Beech Plain Rd

1 message

Angela Nikituk <angela@berkshire-fabrication.com>
To: "Weidhaas, Tammy" <PoliceSergeant@townofotisma.com>
Cc: Office BFS <office@berkshire-fabrication.com>

Mon, May 19, 2025 at 11:15 AM

Sgt Weidhaas,

Thank you for your time meeting with Alex, it is greatly appreciated.

Respectfully,

Angela Nikituk
Berkshire Fabrication Solutions LLC
(413) 209-1072



On Sun, May 18, 2025 at 3:20 PM Weidhaas, Tammy <PoliceSergeant@townofotisma.com> wrote:

Good afternoon,

I met with Alex on May 18th to discuss the driveway for [43 N Beech Plain Rd](#) in Otis.

I visited the proposed site for the driveway and have reviewed the layout. Based on my observations, I have no concerns with the proposed location or design.

Please let me know if you need anything further from my end.

Sgt Tammy Weidhaas

Otis Police Department

[1 N Main Rd](#)

[Otis, MA 01253](#)

(413)269-0100 X2 (W)

Voicemail 151

(413)269-0112 (F)

Town of Otis
Fire Department
15 South Main Road
P.O. Box 157
Otis, MA 01253
413-269-4409

6/19/25

To whom it may concern,

This letter is in regards to the property on North Beech Plain Rd, Owned by Alex Nikituk. I have inspected the property's access points and driveways and it is my professional opinion that the drive way located on the Sandisfield side of the property is sufficient access as is, for any and all emergency apparatus from the Town of Otis that may need to enter the property. Any questions please feel free to contact me.

Respectfully,

Richard Phair



Fire Chief

Otis Fire Department

Town of Otis

HIGHWAY DEPARTMENT
417 North Main Rd., Otis, MA 01253
(413) 269-0106 Fax: 269-4297
highway.otis@gmail.com



Driveway Permit

Date: 2/18/25

Name of Property Owner: Angela & Alex Nikituk

Mailing Address: P.O. Box 693 Otis

Phone Number: 413-209-1072 email: office@berkshire-
Fabrication.com

Location of Property (Map and Lot) Lot 60
MAP 10

Details of Construction: New Driveway

12" culvert to be installed

Contractor: Self

Approval of Plans: Derek Poirier Derek

Liability of damage to Town Roads: _____

A. Nikituk

Location of driveway with regard to road frontage: _____

70' | 30' | 30'
Driveway

RT8



**DONOVAN O'CONNOR
& DODIG, LLP**

ATTORNEYS AND COUNSELORS AT LAW

1330 MASS MOCA WAY
NORTH ADAMS, MASSACHUSETTS 01247
413.663.3200
FAX: 413.663.7970

CHRIS S. DODIG**†
STEPHEN F. NAREY†
GREGORY P. HOWARD†
MARNIE A. CLOUGH

EMAIL: MAIL@DOCATTY.COM
EIN 04-2198966

**ALSO ADMITTED NY
† ALSO ADMITTED VT
† ALSO ADMITTED
THE DISTRICT OF
COLUMBIA

COUNSEL
JANICE J. COOK
J. NORMAN O'CONNOR, JR.
STEPHEN N. PAGNOTTA†
ELISABETH C. GOODMAN†

SENIOR ASSOCIATES
JAMES R. LOUGHMAN†
BUFFY D. LORD†

ASSOCIATES
JENNIFER M. BREEN**†
KYLE G. CHRISTENSEN†
SARAH M. STANDIFORD

OTHER OFFICES:

55 CHURCH STREET
PITTSFIELD, MA 01201
413.442.0049

75 MARKET STREET, SUITE 326
SPRINGFIELD, MA 01103
413.747.3992

116 SOUTH STREET
BENNINGTON, VT 05201
802.442.3233

July 14, 2025

VIA EMAIL

planning@townofotisma.com

Planning Board
Otis Town Hall
One North Main Road
Otis, MA 01253

Re: Berkshire Fabrication Application for Driveway Special Permit

Dear Planning Board Members:

I represent the Otis Wood Lands Club, Inc. ("OWL"). We are providing written comments for the public hearing on the application (the "Application") of Berkshire Fabrication Solutions, LLC (the "Applicant") for a special permit under section 5.3.2.2 of the Otis Zoning Bylaws (the "Zoning Bylaws") scheduled for July 14, 2025. OWL requests that the Planning Board continue this hearing to allow OWL time to review the application and submit additional information, and for the reasons set forth in detail below.

The Owl Community

As you may know, OWL is a vibrant community of 220 homes that has been a part of Otis for more than fifty years. As stated in the history of OWL, "The Wood Lands were developed to provide privacy, preserve the natural beauty of the forest, provide for accessibility and convenience, offer a wide choice of recreational, social and cultural activities in the area as well as provide for a sound investment." This residential community is governed by a 9-member Board of Directors (the "Directors") and this comment letter represents the views and position of the Directors. Individual homeowners may be filing their own comments on this Application. The OWL community are good neighbors, pay taxes, work well with the Town of Otis, and fully support ongoing efforts to revitalize downtown Otis

Planning Board
Town of Otis
July 14, 2025

Reasons for Continuing this Hearing

This is a complex Application, involving two towns and several special permits. The proposed building is located immediately adjacent to Beech Plain Road and will be used for manufacturing, a use traditionally excluded from residential neighborhoods. The OWL residents require more information about the potential effect of this use on their beloved community. It is not clear that the Applicant has taken all steps to reduce impacts from the proposed manufacturing use and allowing the driveway to be fixed on the site without resolution of these issues would be inefficient and could limit the choices and possible mitigation that might bring resolution to both parties.

OWL has been told that a neighbor across the street did not receive any notice of this hearing. OWL itself did not receive the required notice and it reserves all rights to challenge any decision of this Board based on lack of proper notice. If the Board confirms that notice was not properly sent, this hearing should be closed and a new hearing noticed.

Proposed Driveway Grade of 16% is Unsafe

The driveway special permit is required because the proposed grade of this driveway is 16%. The Zoning Bylaw, section 5.3.2 (2) requires a grade of not more than 6% or 10% more than 20 feet from the public road. The Applicant has not shown why a steeper grade over a very short distance is mandatory. There are engineering solutions that have not been considered that allow a reduction of a grade. How well can trucks make it up this driveway during the winter months? Where is the review by safety officials? It seems there are other design options that will meet the Zoning Bylaw requirements without requiring this special permit.

The Applicant Clear Cut the Property without Approval

The Applicant has undertaken to clear cut and re-grade what appears to be clearly more than 5,000 square feet of the site in violation of the Zoning Bylaws. (Their proposed building is almost 5,000 square feet, and they have cleared much more area for proposed parking and roadways.) See attached views showing the amount of clear cutting that has occurred. The Application states that the design is intended to "minimize the amount of disturbance on the site", but this is not what the Applicant has done. Section 9.4.2 (2) of the Zoning Bylaws state that the following use is required to obtain site plan approval, presumably before the work is done: "Grading or re-grading of land to planned elevations or removal or disturbance of the existing vegetated cover, over an area of five thousand (5,000) or more square feet..." The Planning Board should act cautiously in granting approval for work done in violation of the Zoning Bylaws.

Planning Board
Town of Otis
July 14, 2025

The Applicant's Response to the Section 9.3.2 Criteria is Inadequate

The criteria in Section 9.3.2 apply here. The Application only mentions the economic aspects of this commercial operation in addressing the first criteria, which is impact on the community. There is no mention of the effect on the OWL community, including two residential homes located on Beech Plain Road directly across the street from this project. It should be noted that neither of these two homes, which are both located within 100 feet of the proposed building and access road are shown on the site plan. Indeed, the OWL Board has been informed that one of those two homeowners never received any notice of this hearing -- another reason for continuing the hearing. OWL strongly supports the Otis economic revitalization efforts currently underway; indeed, several OWL homeowners are active participants with the advisory committee. Nonetheless, the somewhat limited economic development this project brings -- we understand the Applicants will only be hiring two or three people -- should not be at the expense of homeowners' quiet enjoyment of this residential neighborhood.

Category 2, traffic safety is not properly addressed as information on the size, type and frequency of truck deliveries is not included nor are comments from fire and town safety officials. Even if they are provided between the date of this comment letter and the hearing, the community has the right to have time to evaluate and respond to these comments.

Category 4, where the Planning Board is charged with weighing the effect of the Project on the neighborhood character, is very weak. Offering to consult on the color of the 5,000 square foot commercial building is not sufficient or effective mitigation. Moreover, there are no assurances from Applicant about the potential noise and exhaust fumes coming from their welding operation.

The Applicant touts the minimal disturbance in Category 5, which is untrue, and then notes the building is located on the edge of the residential street to avoid impacts on the riverfront. This is disingenuous because the property is elevated approximately sixty feet above the Farmington River. There would be no effects on the riverfront; it is likely the Applicant simply is trying to avoid the expense of seeking the necessary permitting. Similarly, they have made no effort to devise access from Route 8. The Applicant appears to have worked hard to avoid the expense of wetland permitting and access off of Route 8 permitting but the price being paid is an unnecessary greater adverse impact on the residential neighborhood because the Applicant does not want to undertake to locate the building further from Beech Plain Road.

For all the reasons set forth above, we respectfully request that the Planning Board continue this matter and obtain more information about the safety of the proposed driveway and possible mitigation measures that may be required of the Applicant that in turn could affect the location of a driveway.

Planning Board
Town of Otis
July 14, 2025

Very truly yours,

DONOVAN O'CONNOR & DODIG, LLP

A handwritten signature in blue ink that reads "Elisabeth C. Goodman". The signature is written in a cursive, flowing style.

Elisabeth C. Goodman

ECG:klk
Enclosures



480 2



July 14, 2025

Planning Board
Otis Town Hall
One North Main Road
Otis, MA 01253

Re: Public Hearing: Special Permit Beech Plain Road

To Whom It May Concern,

As a resident of Otis Woodlands for nearly 25 years, I am writing to express my strong opposition to the proposed use of the property at the entrance to our community for a commercial welding business.

Otis Woodlands is a quiet, residential neighborhood of more than 200 homes, set in a heavily wooded, environmentally sensitive area. Our community values nature, peace, and safety—and we have contributed significantly to the town's tax base while preserving these values. The proposed industrial use of this property is fundamentally incompatible with our way of life.

There are several serious concerns with this proposal:

Traffic & Safety Hazards:

Our sole access is via Beech Plain Road and Route 8, which intersect at a blind curve. This area is already problematic—especially in winter—when delivery trucks have blocked the roadway. Adding commercial traffic from a welding operation will increase congestion, the risk of accidents, and deterioration of road conditions. The blind spot when exiting Otis Woodlands only amplifies the danger.

Fire Risk:

Welding operations involve high heat, sparks, and open flames. Placing such an operation at the entrance to a forested residential neighborhood—comprised largely of wood-framed homes—is not only ill-advised, it is dangerous. We have already experienced a recent house fire within Otis Woodlands, as well as a nearby forest fire in Great Barrington. Our own community regulations prohibit fire pits and outdoor heaters for this very reason. Introducing a welding business just outside our only access point could put the entire community at risk.

Community Integrity:

Allowing a commercial welding operation at the entrance to a peaceful residential community undermines the character and integrity of Otis Woodlands. It jeopardizes property values and threatens the safety and quality of life for more than 200 households.

This proposal is incompatible with residential zoning, environmental stewardship, and the community standards that have guided Otis Woodlands for decades. I respectfully and strongly urge the town to reject this application and preserve the safety, character, and integrity of our neighborhood.

Noise, Fumes, and Odors:

Welding is not only loud, but can produce fumes and chemical odors that pose health and environmental risks. Residents are already disturbed by the extensive tree clearing at the site, which has negatively impacted the visual landscape. Adding the persistent noise and emissions from industrial activity will further degrade our air quality, tranquility, and overall well-being.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean & Donna", with a long, sweeping horizontal line extending to the right.

Donna and Sean Norman
Resident, Otis Woodlands

Planning Board Meeting Sign In Sheet

Date: 7/11/15

Name (Please Print)

Address

Gary Schwartz
 Souvik Chakravarti
 Siddhartha Chakravarti
 Matthew Penttin
 Robert Meeropol
 William O'Brien
 Marc Sykes
 Ken Schwartz
 Bob Schlossberg
 Jan Cantor
 Pam van der Meulen
 Lissa Treasone
 Jonathan Treasone
 Brian Mackintosh
 Francisco Ramirez
 Kimberly Meyers
 Gail Nauda
 Lannie Nikituk
 Mike Nikituk
 Alex Nikituk
 Erik Fredsall
 Mark Closser
 Cynthia Fletcher
 Angela Nikituk
 Daniel Treasone
 D. Pleske
 Bill W. Gattman

75 Levee Beth Lehigh
 322 Woodlands Way
 325 1st Avenue
 315 Woodlands Way
 238 W. Center St
 325 1st Avenue
 315 Tamarack Trail
 88 Towhee Trail
 168 Towhee Trl
 333 Tamarack Trail
 4 Sequena Dr
 368 Deer Run
 304 Lake Shore Drive
 304 Lake Shore Drive
 312 Beech St
 204 Kingsley Rd
 204 Kingsley Rd
 11 Smith Rd
 4 Smith Rd
 199 N. Main St
 83 Beaver Hill Rd
 8 Sandisfield Rd
 4 Smith Rd
 150 Sequena Dr
 325 1st Avenue
 315 Woodlands Way
 238 W. Center St
 325 1st Avenue
 315 Tamarack Trail
 88 Towhee Trail
 168 Towhee Trl
 333 Tamarack Trail
 4 Sequena Dr
 368 Deer Run
 304 Lake Shore Drive
 304 Lake Shore Drive
 312 Beech St
 204 Kingsley Rd
 204 Kingsley Rd
 11 Smith Rd
 4 Smith Rd
 199 N. Main St
 83 Beaver Hill Rd
 8 Sandisfield Rd
 4 Smith Rd
 150 Sequena Dr

(over)

Diane Saunders > 74 Highland Way OTIS
Robert Raven

Edgar + Linda Karlstrom

252 N Beech Plain Rd Sandisfield
33 Lake Shore Dr. OTIS

Prade Kozmar (Concord)

Joan Katter + Val Coleman 318 Lakeside Pr., Sandisfield

Planning Board Meeting Zoom Sign In Sheet

7/14/25

Name

John Hallowell

Liz

Debra Nosenzo – 28 Sunrise Ct

Patricia Thorman – 72 Benton Dr

Michael Orourke – 319 Lake Shore Dr, Sandisfield

Brian Zimmerman

Donovan O'Connor

Alexandra Randall

Peter

AMG

Renee Dryg – 75 Sequena Dr

Ashley Nikituk

Steven Otfinoski